LOT 25
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FLORENT MCGOVERN & NICOLE
95305 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0025-0000

BUILDING CHARACTERISTICS

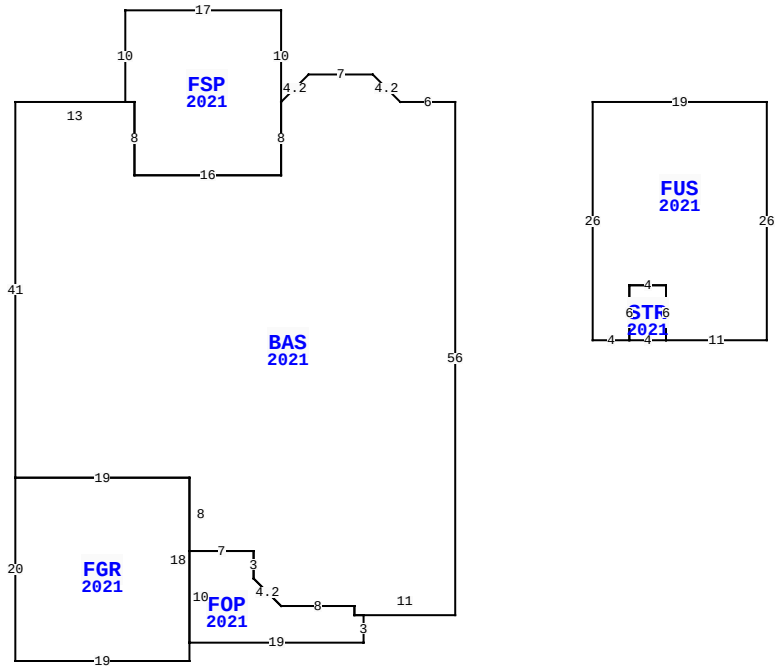
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2,241	228,784
FGR	380	55	209	21,337
FOP	122	30	37	3,777
FSP	298	40	119	12,149
FUS	470	100	470	47,982
STR	24	10	2	204
TOTALS	3,535		3,078	314,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	113.1186	102.09	314,233	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2711 HX Base Yr 2022



95305 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,233
TOTAL MARKET OB/XF VALUE		3,609
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		392,842
SOH/AGL Deduction		32,081
ASSESSED VALUE		360,761
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		310,761
TOTAL JUST VALUE		392,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102101	CO ISSUED	0	09/01/2021
B2102101	NEW CONSTR	364,623	02/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/1998	8/31/2021	WD	Q	I	01	465,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FLORENT MCGOVERN &						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 U3 L3 W7 D3 L3 FSP=[YR=2021] N10 W17 S10 E1 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N2 FOP=[YR=2021] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N18 W19$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56$ PTR=E15 FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2021	2021	3	100	3,609	

LAND DESCRIPTION

TOTAL OB/XF 3,609

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/08/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS